104.0	0002	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	895,200 / 895,200
					USE VALUE:	895,200 / 895,200
					ASSESSED:	895,200 / 895,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		FOX MEADOW LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ORFANOS SAMANTHA MARIE	
Owner 2:	ORFANOS STEVEN	
Owner 3:		
Street 1:	12 FOX MEADOW LN	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	LEPORE BARBARA A -
Owner 2:	-
Street 1:	12 FOX MEADOW LN
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 16,800 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Wood Shingle Exterior and 1680 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	16800.000	248,100	300	646,800	895,200
Total Card	0.386	248,100	300	646,800	895,200
Total Parcel	0.386	248,100	300	646,800	895,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 532.86 | /Parcel: 532.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 66840
GIS Ref:
GIS Ref:
Insp Date: 09/14/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 104.0-0002-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	248,200	300	16,800.	646,800	895,300	895,300	Year End Roll	12/18/2019
2019	101	FV	215,200	300	16,800.	646,800	862,300	862,300	Year End Roll	1/3/2019
2018	101	FV	215,200	0	16,800.	554,400	769,600	769,600	Year End Roll	12/20/2017
2017	101	FV	215,200	0	16,800.	517,400	732,600	732,600	Year End Roll	1/3/2017
2016	101	FV	215,200	0	16,800.	443,500	658,700	658,700	Year End	1/4/2016
2015	101	FV	214,200	0	16,800.	397,300	611,500	611,500	Year End Roll	12/11/2014
2014	101	FV	214,200	0	16,800.	367,800	582,000	582,000	Year End Roll	12/16/2013
2013	101	FV	214,200	0	16,800.	350,700	564,900	564,900		12/13/2012

!8261!

PRINT

Date	Time
12/10/20	22:50:28

LAST REV

Date	Time
12/07/20	10:30:08

mmcmakin

USER DEFINED

Prior Id # 1:	66840
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8261

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEPORE BARBARA	1564-150	1	11/2/2020		839,000	No	No		
LEPORE LAWRENCE	1547-160	1	8/7/2019	Convenience	1	No	No		
LEPORE LAREWNCE	1127-154		6/8/1994		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	Info By Phon	DGM	D Mann
9/14/2018	MEAS&NOTICE	BS	Barbara S
2/17/2009	Meas/Inspect	189	PATRIOT
10/24/2000	Hearing N/C	163	PATRIOT
12/4/1999	Inspected	264	PATRIOT
11/10/1999	Mailer Sent		
10/26/1999	Measured	264	PATRIOT
8/27/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16800		Sq. Ft.	Site		0	70.	0.55	4									646,800						646,800	

Total AC/HA: 0.38567 | Total SF/SM: 16800 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 646,800 | Spl Credit | Total: 646,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	126.968
Other Features:	85590
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	304791
Depreciation:	56691
Depreciated Total:	248100

COMMENTS

SCUTTLE HOLE SINK INN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	5	BRs:	3	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

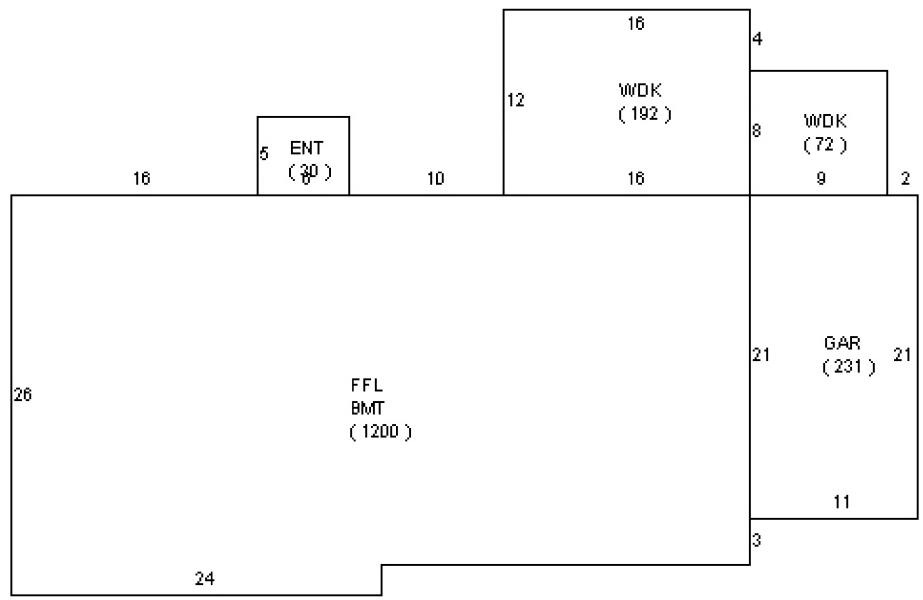
No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	126.97
Special Features:	0	Val/Su Net:	84.82
Final Total:	248100	Val/Su SzAd	206.75

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,200	47.990	57,592
FFL	First Floor	1,200	126.970	152,361
WDK	Deck	264	9.690	2,558
GAR	Garage	231	25.560	5,905
ENT	ENTRY	30	26.140	784

Net Sketched Area:	2,925			Total:	219,200
Size Ad	1200	Gross Are	2925	FinArea	1680

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 104.0-0002-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X8	A	AV	1995	0.00	T	19.2	101						
19	Patio	D	Y	1	10X15	A	FR	1960	4.75	T	51	101			300			300

More:	N	Total Yard Items:	300	Total Special Featues:	Total: 300